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Meadowcroft, Hyde, SK14 6TB

Offers over £425,000

Occupying an enviable cul-de-sac position on the popular Lowry Gardens development, this impressive four-bedroom detached family home offers generous and versatile accommodation, attractive gardens and excellent outdoor space. Situated within the highly regarded area of Mottram, the property is perfectly placed for a wide range of local amenities, schools, excellent transport links and the beautiful surrounding countryside, making it an appealing choice for families seeking both convenience and a desirable setting.

On entering, a welcoming porch leads through to a spacious hallway, providing access to the principal living accommodation. The generous lounge/diner offers an excellent space in which to relax and entertain, with patio doors opening into the conservatory, creating a lovely additional reception area overlooking the garden. The kitchen provides a practical and well-appointed space for everyday family life, complemented by a separate utility room with access to the integral garage. A useful downstairs WC completes the ground floor accommodation.
To the first floor are four well-proportioned bedrooms, providing excellent flexibility for a growing family, together with a family bathroom. The main bedroom benefits from its own en-suite facilities, creating a comfortable and private retreat away from the rest of the accommodation.

Externally, the property continues to impress. To the front is a block-paved driveway providing ample off-road parking and leading to the integral garage, complemented by a lawned garden and established planted borders with mature shrubs. To the rear is a particularly good-sized garden which has been lovingly maintained and offers a wonderful setting for outdoor entertaining, relaxing and family enjoyment. The garden features a block-paved patio area, lawned section, summer house and well-established mature plants and shrubs, creating a private and attractive outdoor space.

GROUND FLOOR

Porch
2'6" x 9'8" (0.75m x 2.94m)
Double doors to the front, two double glazed windows to front, door leading to:

Hall
12'1" x 9'8" (3.68m x 2.94m)
Double glazed window to front, door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

WC
Two piece suite comprising, pedestal wash hand basin and low-level WC, radiator.

Lounge/Diner
22'5" x 12'3" (6.83m x 3.74m)
Double glazed window to front, feature fireplace with inset fire, two radiators, double glazed sliding door leading to:

Conservatory
8'6" x 10'8" (2.58m x 3.25m)
Double glazed windows to sides, double glazed French doors leading out to rear garden.

Kitchen
10'0" x 9'8" (3.06m x 2.94m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for dishwasher, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to:

Utility
8'0" x 7'9" (2.43m x 2.36m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, door to garage, door leading out to rear.

FIRST FLOOR

Landing
6'0" x 11'1" (1.82m x 3.39m)
Doors leading to:

Bedroom 1
12'1" x 10'10" (3.68m x 3.29m)
Double glazed window to front, radiator, door leading to:

En-suite
8'11" x 3'7" (2.73m x 1.10m)
Three piece suite comprising, pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls, double glazed window to front, radiator.

Bedroom 2
10'0" x 10'10" (3.06m x 3.29m)
Double glazed window to rear, radiator.

Bedroom 3
10'0" x 6'8" (3.06m x 2.03m)
Double glazed window to rear, radiator.

Bedroom 4
6'10" x 6'7" (2.08m x 2.01m)
Double glazed window to rear, radiator.

Bathroom
8'11" x 8'8" (2.73m x 2.64m)
Three piece suite comprising, bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to front, radiator.

OUTSIDE
Spacious block paved driveway leading to the integral garage and lawned garden to the front with mature planted shrubs. Lovingly maintained enclosed good sized garden to the rear with block paved patio area, lawn surrounded by mature plants and shrubs and wooden summer house.

Garage
16'11" x 7'9" (5.16m x 2.36m)
Up and over door to front, door to utility.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 122.8 sq. metres (1321.5 sq. feet)

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